

MINUTES OF A MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

December 2, 1999

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held in the Sales Office of Woodland Waters at 10050 Woodland Waters Blvd., Spring Hill, Florida on December 2, 1999 at 10:00 a.m.

All of the members of the Board of Directors were present.

The meeting was called to order by President E.F. Swartzel who called upon Secretary Tom Peterson to read the minutes of the previous meeting of the Board which was held on September 14, 1999. The minutes were read and, there being no objections or corrections, were approved as read upon motion made and carried.

The President stated that the first order of business was the election of officers to serve until the next annual meeting. Upon motion made and unanimously carried, the officers were reelected to serve for the next year, they being:

President	- E.F. Swartzel
Vice President	- Helen Battistrada
Secretary/Treasurer	- Thomas A. Peterson

The President gave a report to the Board on results of non-construction violations and non-payment of dues since the last Board Meeting.

1. Wilson (Lot 8, Block 8, Phase One) - property resold 9/24/99 and all non-construction assessments, homeowner dues, and costs totaling \$6,566.14 collected.

2. Collins (Lot 10, Block 11, Phase One) - property resold on 11/30/99 and all non-construction assessments, homeowner dues, and costs totaling \$5,928.08 collected.

3. Kwong (Lot 3, Block 3, Phase One) - Construction plans have been received and no non-construction assessment is contemplated.

4. Martinez (Lot 5, Block 12, Phase One) - Construction plans have been received and no further non-construction assessment is contemplated.

5. Lipishak (Lot 5, Block 3, Phase Two) - no receipt of delinquent homeowner dues and no notice of action by Mortgage lender on foreclosure.

The President reported to the Board on quotations received from WREC on lighting the Recreation Areas. The cost for a single pole with two lights (100 w each) at the lakeside park would be \$13.50 per month. The cost for two poles with single 400 w lites each at the tennis court would be \$31.50 per month. In addition, a secondary line could be installed to the tennis court to a metered pedestal at this time at no cost but requiring a monthly minimum charge plus usage costs. After lengthy discussion on the matter the motion was made and carried not to have lights or electricity installed at either Recreation area at this time.


A quotion for a windscreen for the tennis court was reviewed by the Board and upon motion made and carried the purchase of a windscreen 6' high X 277' long was approved at a cost of \$850. plus freight. The Association will also have to pay the cost of installing the windscreen. It was also suggested that a sign be installed at the tennis court prohibiting activity on the court other than tennis (ie, bicycles, skates, etc.)

The President reported that he has not as yet obtained quotes to install paved turn-arounds at the Postal Centers as it has been determined that a street light must be moved which is directly across

the street from the Woodland Waters Blvd. P.O. Center.

A brief discussion was held by the Board on several neighbor disputes in Woodland Waters. No action was taken beyond letters which have been sent by the President to the parties involved.

There being no further business to come before this meeting of the Board of Directors, after a brief general discussion, it was adjourned at 11:30 a.m. upon motion made and carried.

  
\_\_\_\_\_  
Thomas A. Peterson, Secretary

Approved:

  
\_\_\_\_\_  
E.F. Swartsel, President

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

TENTH ANNUAL MEETING

October 14, 1999

The tenth annual meeting of the Members of Homeowners Association of Woodland Waters, Inc. was held on October 14, 1999 at 6:30 p.m. at the Senior Citizens Club, 7925 Rhanbuoy Road, Spring Hill, Florida.

President E.F. Swartzel called the meeting to order and welcomed the Members to the meeting. He introduced the Board of Directors to the members, noting that Director Cindy Vraspir was absent due to illness. He stated that while awaiting the tabulation of the attendance report we will have the reading of the Minutes of the Ninth Annual Meeting of the Members held on October 8, 1998.

Secretary Thomas A. Peterson read the Minutes of the Ninth Annual Meeting of the Members and, upon motion made and carried, the Minutes were approved as read.

The Attendance Report was then completed and the President announced that the Report reflected that twenty-five (25) members were present in person, fifty-five (55) were represented by proxy for a total of eighty (80) member A votes. Tooke Lake Joint Venture was present representing thirty-six (36) A votes and one hundred fourteen (114) B votes. The total votes present or represented by proxy at the meeting was two hundred thirty (230) out of a total three hundred thirty-nine (339) eligible votes. The President then declared that a quorum was present and the meeting is lawfully convened and ready to conduct business. A copy of the Attendance Report is attached to these minutes and labeled Exhibit "A". The President stated that Mr. Bill Peterson, Jr. will vote the Tooke Lake Joint Venture votes. He also stated that a two-minute time limit for discussion per subject per member would be imposed for the meeting.

Copies of the Annual Financial Statement for 1998 were distributed to the Members and the President reviewed the Statement, answering questions as they arose. Upon completion of the review, upon motion made and carried, the Financial Report was accepted as presented. A copy of the Financial Report is attached to these minutes and labeled Exhibit "B".

The President reported that the membership roster has one hundred eighty-nine members plus two lot owners who are non-eligible as members due to non-payment of dues. There are 115 with Woodland Waters addresses, 46 with other Florida addresses, and 30 with out-of-state addresses. Currently there are 130 homes in Woodland Waters and an additional 12 homes under construction. The President stated that at this time there is one lot on which the Association has filed liens for non-payment of non-construction assessments and two lot owners on which liens have been filed for non-payment of homeowner assessments. He also reported that during the year the new section, The Enclave of Woodland Waters, was platted and potentially will add forty-six (46) new members to the Association.

Copies of the Budget for 2000 were then distributed to the Members. The Budget was approved by the Board of Directors in a meeting on September 14, 1999. The Board at that meeting also set the annual assessment for members at \$133.00 per member as reflected in the new Budget. The President reviewed the Budget and answered questions from Members on it. A copy of the Budget for 2000 is attached to these minutes and labeled Exhibit "C".

Thereupon Director Helen Battistrada presented the Report of the Nominating Committee, nominating E.F. Swartzel and Cindy L. Vraspir each for a three (3) year term. The President asked the Members


if there were any nominations from the floor for each Director position in turn. There were no nominations from the floor in either case and, upon motion for a unanimous ballot made and carried, Directors Swartsel and Vraspir were both elected to serve for a three (3) year term. The Report of the Nominating Committee is attached to these minutes and labeled Exhibit "D".

The President stated that a suggestion was pre-registered with the Secretary that the Association cause to be installed concrete pavement across the street opposite each Postal Center in Woodland Waters to enable the residents to turn around without driving off of the pavement. The President asked if there was any opposition to the suggestion and, there being none, stated that the Board of Directors would pursue the matter with the intent to secure the necessary permits, bids for construction, and complete the improvements.

There were no other matters registered with the Secretary for consideration at the meeting. The President did open the floor for comments from the Members and several were made of a constructive and complimentary nature. The President announced that vehicle plates identifying Woodland Waters have been purchased by the Association and are available at the door and, later, at the Sales office in Woodland Waters at \$4.50 per plate to the members. He also reminded the Members that vehicle ID stickers are available without charge upon request.

MINUTES  
October 14, 1999  
page -3-

There being no further business to come before this tenth annual meeting of Homeowners Association of Woodland Waters, Inc., upon motion duly made and carried, the meeting adjourned at 7:40 p.m.

  
\_\_\_\_\_  
Thomas A. Peterson, Secretary

Approved:

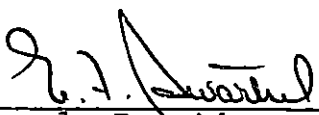
  
\_\_\_\_\_  
E.F. Swartsel, President

EXHIBIT "A"  
 HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

ATTENDANCE REPORT

10/14/99

<u>Class</u>	<u>Eligible</u>	<u>Present</u>	<u>Proxy</u>	<u>Total</u>
A:				
Members	189	25	55	80
TLJV	36	36		36
B:				
TLJV (3x38)	<u>114</u>	<u>114</u>	<u>-</u>	<u>114</u>
Total	339	175	55	230

\*\* 2 members unpaid dues

(Total Votes by TLJV at meeting - 150)

Members:		TLJV	
R/H	39	R/H	0
#1	56	#1	17
#2	88	#2	19
Enclave	<u>8</u>	Enclave	<u>38 x 3 = 114</u>
	191		150

\*\* 2 members unpaid dues

Proxies Received To Date: 10/14/99

Election of Director  
 E.F. Swartzel  
 3 Year Term

For: 44  
 Against: 10  
 Withheld: 1

Election of Director  
 Cindy Vraspir  
 3 Year Term

For: 53  
 Against: 1  
 Withheld: 1



EXHIBIT "B"

HOMEOWNERS ASSOCIATION OF WOODLAND  
WATERS, INC.  
FINANCIAL STATEMENTS  
DECEMBER 31, 1998

**J. S. BAILLIE, JR.**

CERTIFIED PUBLIC ACCOUNTANT  
2153 GRAND BLVD.  
HOLIDAY, FL 34690  
(813) 937-6630

January 21, 1999

Board of Directors  
Homeowners Association of Woodland  
Waters, Inc.  
Eifers, Florida

We have compiled the accompanying Balance Sheet of Homeowners Association of Woodland Waters, Inc. as of December 31, 1998, and the related Statement of Support and Revenue, Expenses, Capital Additions and Changes in Fund Balances, and Statement of Cash Flows for the year then ended, in accordance with standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of the management of the company. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. S. Baillie, Jr.', with a large, stylized flourish extending from the end of the signature.

J. S. Baillie, Jr.  
Certified Public Accountant

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
BALANCE SHEET  
DECEMBER 31, 1998

UNRESTRICTED FUNDS

ASSETS:

Cash	676
Savings	10,036
Due from Homeowners	
Dues	1753
Nonconstruction Assessments	12,649
Other	1,972
Prepaid Expenses	<u>855</u>

TOTAL ASSETS: 27,941

LIABILITIES AND FUND BALANCE:

Fund Balance 27,941

TOTAL LIABILITIES AND FUND BALANCE: 27,941

SEE ACCOUNTANT'S COMPILATION REPORT

The accompanying notes are an integral part of this financial statement.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
 STATEMENT OF SUPPORT AND REVENUE, EXPENSES, CAPITAL ADDITIONS  
 AND CHANGES IN FUND BALANCES  
 FOR THE YEAR ENDED DECEMBER 31, 1998

UNRESTRICTED FUNDS

<b>SUPPORT AND REVENUE:</b>		
Owners' dues	22,925	
Owners' Nonconstruction Assessments	13,497	
Developers' Assessments	0	
Interest and Other Income	336	
<b>TOTAL SUPPORT AND REVENUE:</b>	<u>36,758</u>	36,758
<b>EXPENSES:</b>		
Insurance	1,476	
Legal	55	
Accounting	750	
Office and Postage	2,503	
Other	75	
<b>Repairs and Maintenance</b>		
Entrance		
Electricity	3,733	
Labor	6,805	
Machinery	5,018	
Materials	1,450	
Pumps	257	
Sprinkler Repair	1,330	
Tree Removal	0	
Waterfall	607	
<b>Total Entrance</b>	<u>19,200</u>	
<b>Common Areas and Parks</b>		
Labor	2,922	
Machinery	2,086	
Materials	572	
<b>Total Common Areas and Parks</b>	<u>5,580</u>	
Taxes	1,915	
<b>TOTAL EXPENSES:</b>	<u>31,554</u>	31,554
<b>EXCESS (DEFICIENCY) OF SUPPORT AN REVENUE OVER EXPENSES BEFORE CAPITAL ADDITIONS:</b>		5,204
<b>CAPITAL ADDITIONS:</b>		<u>0</u>
<b>EXCESS OF SUPPORT AND REVENUE OVER EXPENSES AFTER CAPITAL ADDITIONS:</b>		5,204
<b>FUND BALANCES, BEGINNING OF THE YEAR:</b>		<u>22,737</u>
<b>FUND BALANCES, END OF THE YEAR:</b>		<u>27,941</u>

SEE ACCOUNTANT'S COMPILATION REPORT

The accompanying notes are an integral part of this financial statement.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 1998

UNRESTRICTED FUNDS

Cash Flows Provided by Operating Activities:	
Cash Received from Homeowners	35,605
Cash Paid to Suppliers and Outside Services	(31,544)
Interest Received	<u>336</u>
Net Cash Provided (Used) by Operating Activities:	4,397
Cash Flows from Investing Activities:	
	0
Cash Flows from Financing Activities:	
	<u>0</u>
Net Increase (Decrease) in Cash and Cash Equivalents:	4,397
Cash and Cash Equivalents at Beginning of Year:	<u>6,315</u>
Cash and Cash Equivalents at End of Year:	<u>10,712</u>
Reconciliation of Net Cash Provided by Operating Activities:	
Excess of Support and Revenue over Expenses after Capital Additions	5,204
Adjustments to Reconcile Excess of Support and Revenue over Expenses after Capital Additions to Net Cash Provided by Operating Activities	
Increase in Due from Owners	(817)
Decrease in Prepaid Insurance	<u>10</u>
Total Adjustments	<u>(807)</u>
Net Cash Provided (Used) by Operating Activities:	<u>4,397</u>

SEE ACCOUNTANT'S COMPILATION REPORT

The accompanying notes are an integral part of this financial statement.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 1998

Note 1 - Summary of Significant Accounting Policies:

- A. The records of account are maintained and reported under the accrual basis.
- B. All revenues and expenses have been allocated common elements: the association maintains no limited common elements.
- C. The various unrestricted and restricted funds have been established according to the organizational documents of the Association.

Note 2 - Reserves:

Estimates to determine any reserves have not been made and reserves have not been established. No additions or withdrawals were made to any reserves for the current period.

Note 3 - Restricted Funds:

In as much as no restrictions have been placed on funds generated by the Association so far, all funds have been accounted for as unrestricted funds.

Note 4 - Income Taxes:

While exempt under state law, the Association has not yet been determined by the Internal Revenue Service to be a qualifying tax-exempt organization. However, under special federal taxing elections, Revenue Ruling 70-604 allows the Association to carry forward any excess of operating revenues over operating expenses to offset the next year's expenses; an income tax provision has been made on that basis.

Note 5 - Other Information:

- A. Legal expenses for the year are shown net of reimbursements by homeowners of \$765.
- B. Entrance repairs and maintenance for the year are limited by agreement with the developer to \$19,200 for the year 1998. Costs among the various components such as electricity, labor, machinery, etc. are allocated based upon information provided by the developer regarding the actual cost of repairs and maintenance of the entrance to the project.

EXHIBIT "C"  
2000 BUDGET

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

REVENUES:

Member Assessments - 210 @ \$133.	\$27,930.00
Special Assessments - Non-Construction	4,000.00
Earned Interest	500.00
Carryover from 12/31/99 (estimated)	<u>15,100.00</u>
	<u>\$47,530.00</u>

EXPENSES:

Maintenance of Common Areas	\$28,050.00
Property Taxes - Common Areas	1,865.00
Liability Insurance	1,610.00
Accounting Fees	850.00
Attorney Fees	100.00
Office Services	3,000.00
Office Expense (Postage, Printing Telephone, etc.)	850.00
Corporate Filing Fees	65.00
Miscellaneous	<u>100.00</u>
	\$36,490.00

CASH CARRY FORWARD:

Cash - Carry Forward (estimated 12/31/00)	<u>\$11,040.00</u>
	<u>\$47,530.00</u>

EXHIBIT "D"


REPORT OF THE NOMINATING COMMITTEE  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

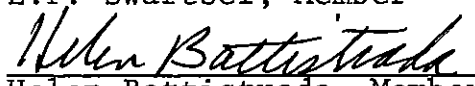
September 14, 1999


In a meeting on September 14, 1999, The Board of Directors of Homeowners Association of Woodland Waters, Inc., acting as the Nominating Committee, and upon motion made and carried, nominated the following:

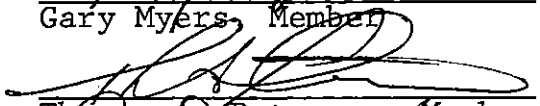
For a Three (3) Year Term - E.F. Swartzel

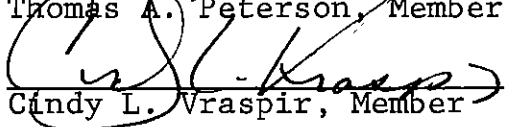
For a Three (3) Year Term - Cindy L. Vraspir

  
\_\_\_\_\_  
E.F. Swartzel, Member

  
\_\_\_\_\_  
Helen Battistrada, Member

  
\_\_\_\_\_  
Gary Myers, Member

  
\_\_\_\_\_  
Thomas A. Peterson, Member

  
\_\_\_\_\_  
Cindy L. Vraspir, Member



MINUTES OF A MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

September 14, 1999

A regular meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held at the Sales Office of Woodland Waters at 10050 Woodland Waters Blvd., Spring Hill, Florida on September 14, 1999 at 10:00 a.m.

All of the members of the Board of Directors were present.

The President called the meeting to order and requested the Secretary to read the minutes of the previous meeting of the Board which was held on December 2, 1998. The minutes were read and, upon motion made and carried, approved as read.

The President reported to the Board on the Evans property (Lot 5, Block 12, Phase One) foreclosure which resulted in assessments plus costs totaling \$6,032.21 recovered by the Association due to the property being auctioned by Hernando County and being purchased by an investor. He also reported on initial foreclosure proceedings on the Wilson property (Lot 8, Block 8, Phase One) and the Collins property (Lot 10, Block 11, Phase One) and noted that both properties are under Contracts for Sale. Foreclosure action has been halted pending the potential sales which, if completed, will result in the Associations liens being satisfied. Copies of the reports are attached to these minutes. The President also noted that the Lipishak matter which has a lien filed for non-payment of dues is in suspension as the Association's attorney has been notified by an attorney for a bank that foreclosure action is pending by the bank.

The Board of Directors then reviewed the proposed budget for 2000 and, after considerable discussion, approved the budget as presented upon motion made and carried. A copy of the Budget for 2000 is attached to these minutes.

Thereupon, upon motion made and unanimously carried, homeowner dues for the year 2000 were set at \$133.00 per member as proposed in the Budget.

The Board of Directors, acting as the Nominating Committee, nominated as Directors for a three (3) year term E.F. Swartzel and Cindy Vraspir whose terms are expiring with the Annual Meeting of the

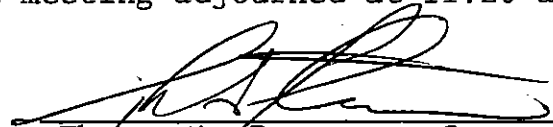
Members set for October 14.

Requests has been received from members to make available to them vehicle plates identifying Woodland Waters. A quote has been obtained for the plates for \$4.00 each plus tax. Upon motion made and carried the Board approved the purchase of 100 plates to be made available to members at \$4.25 per plate.


A request also has been received that a windscreen be installed at the tennis court in the Recreation Area. After discussion, the President was instructed to obtain a quote for the windscreen for consideration at the next Board meeting.

The Board also discussed the problem of getting Hernando County Public Works to mow the road right-of-ways in Woodland Waters when needed. It was agreed that a more concentrated effort will be made to get the mowing done by the County in the future.

There being no further business to come before the meeting, after discussion of various matters, the meeting adjourned at 11:20 a.m.

  
\_\_\_\_\_  
Thomas A. Peterson, Secretary

Approved:

  
\_\_\_\_\_  
E.F. Swartsel, President

EVANS

Non-Construction

3,000.-

Dues (3yrs)

411.-

195 taxes

1,976.89

✓ Re-imburse

Attorney Fees

210.-

Recording

36.-

Re-imbursed

219.50

✓ Re-imburse

Interest

183.82

✓ Re-imburse

6032.21





45-604 Eye-Ease®  
45-304 2-Pack  
Made in USA

Dennis & Sharon Collins

Lot 10, Block 11, Woodland Waters

Phase I, Hernando Co.

Prepared By	
Approved By	

Date	Lien Filed	Dues	Non-Construction	Attorney Fees	Recording Fees
7/12/95	ORB 1023 pg 1595		649.00	35.00	6.00
7/03/96	ORB 1075 pg 549		1000.00	35.00	6.00
7/16/97	ORB 1135 pg 1800		1000.00	35.00	6.00
8/07/97	ORB 1140 pg 535	133.00		35.00	6.00
6/26/98	ORB 1201 pg 1822		1000.00	35.00	6.00
7/17/98	ORB 1206 pg 948	146.00		35.00	6.00
8/02/99	ORB 1284 pg 177		1000.00	35.00	6.00
8/02/99	ORB 1284 pg 178	146.00		35.00	6.00
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2000 BUDGET

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

REVENUES:

Member Assessments - 210 @ \$133.	\$27,930.00
Special Assessments - Non-Construction	4,000.00
Earned Interest	500.00
Carryover from 12/31/99 (estimated)	<u>15,100.00</u>
	<u>\$47,530.00</u>

EXPENSES:

Maintenance of Common Areas	\$28,050.00
Property Taxes - Common Areas	1,865.00
Liability Insurance	1,610.00
Accounting Fees	850.00
Attorney Fees	100.00
Office Services	3,000.00
Office Expense (Postage, Printing Telephone, etc.)	850.00
Corporate Filing Fees	65.00
Miscellaneous	<u>100.00</u>
	\$36,490.00

CASH CARRY FORWARD:

Cash - Carry Forward (estimated 12/31/00)	<u>\$11,040.00</u>
	<u>\$47,530.00</u>

MINUTES OF A MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

December 2, 1998

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held on December 2, 1998 at 11:00 a.m. at the Sales Office of Woodland Waters at 10050 Woodland Waters, Blvd., Spring Hill, Florida.

All of the Members of the Board of Directors were present.

The President called the meeting to order and asked the Secretary to read the minutes of the previous meeting of the Board and, there being no corrections, were approved as read upon motion made and carried.

The President called for election of officers to serve for the ensuing year and, upon motion made and unanimously carried, the following were elected to serve:

President - E.F. Swartzel

Vice President - Helen Battistrada

Secretary/Treasurer - Thomas A. Peterson

The President reported on old and pending business, stating that foreclosure proceedings have commenced on the Lipischak property (Lot 5, Block 3, Phase Two) for failure to pay homeowner dues and the Evans property (Lot 5, Block 12, Phase One) for failure to pay homeowner dues and failure to pay assessments imposed for non-construction in the required time period. He also reported that costs of lighting the parks would be obtained soon and asked for and received confirmation to continue the present level of maintenance at Park #1 (Lake).

The President presented to the Board two proposals that he had received for the purchase of an aerator/fountain for the pond at the entrance to Woodland Waters. The proposal from R & S Supply, Inc. totaled \$4880. plus

tax and the proposal from Ace Pump Co. totaled \$5930.75 plus freight and tax. In either case there will be an additional cost for electrical installation. On motion made and carried the proposal made by R & S Supply was approved. One-half of the total cost will be paid by the Association and one-half will be paid by Tooke Lake Joint Venture.


The Board discussed the maintenance for the common areas for 1999. The President stated that a bid will be forthcoming from Dwayne Toohey, who is presently doing the maintenance work. The Board advised the President to seek two additional bids and to accept the one that he deems best in the interest of the Association.

A request has been received from Mr. and Mrs. Gerald B. Jones (Lot 2, Block 2, Royal Highlands) to become members of the Association. The President stated that plans for the Jones' residence have been reviewed and found to conform to the Association's standards. Upon motion made and carried, Mr. and Mrs. Jones were approved for membership in the Association.

The President reported that he had had an inquiry from a resident about the feasibility of the Association promoting a club house in the subdivision. None of the Board Members were aware of any interest in the community in such a project. Several members pointed out that substantial interest would have to be shown by all of the membership before consideration could be given to endorsing a drive for the construction of a clubhouse.

There being no other business to come before this meeting of the Board of Directors, on motion made and carried, the meeting adjourned at 11:55 a.m.

  
\_\_\_\_\_  
Thomas A. Peterson, Secretary/Treasurer

Approved:  
  
\_\_\_\_\_  
E.F. Swartzel, President



15-00  
THIS INSTRUMENT WAS PREPARED BY  
PAUL H. NESSLER, JR., ESQ.  
4052 COMMERCIAL WAY  
SPRING HILL, FL 34606

**COPY**

\*\* OFFICIAL RECORDS \*\*  
BK: 1241 PG: 1718

FILE# 99-001249  
HERNANDO COUNTY, FLORIDA

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**OF**

RCD Jan 13 1999 04:01pm  
KAREN NICOLAI, CLERK

**LOT 2, BLOCK 2, ROYAL HIGHLANDS UNIT 2**

This DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS of LOT 2, BLOCK 2, ROYAL HIGHLANDS UNIT 2, is made this 31<sup>st</sup> day of December, 1998, by GERALD JONES and TONYA JONES, His Wife, the owner of the lands covered by this DECLARATION and described as follows:

Lot 2, Block 2, Royal Highlands Unit 2, being numbered and designated in accordance with the plat of said subdivision, which appears of record in Plat Book 11, Pages 61 through 72, inclusive, of the Public Records of Hernando County, Florida.

**RESTRICTIONS AND RESERVATIONS**

The undersigned, Gerald Jones and Tonya Jones, His Wife, being the owners in fee simple of the property as hereinabove set forth, for the purpose of providing for an orderly plan of development of the property, to protect the value of the property by preventing the construction of unsightly structures, and to prevent offensive or obnoxious uses of the property, do hereby declare that the Declaration of Covenants, Conditions and Restrictions of Woodland Waters, Phase I, as recorded at ORB 759, Page 1691, and the Declaration of Additional Covenants, Conditions and Restrictions of Woodland Waters, Phase I, as recorded at ORB 759, Page 1699, all of the Public Records of Hernando County, Florida, shall govern the above described property as to limitations, restrictions, and uses to which the lot may be put, further imposing certain obligations on the person or persons acquiring title to the said lot, and further hereby specifying that said declaration shall constitute covenants to run with the land as provided by law, and shall be binding on all parties and all persons claiming ownership under them, and for the benefit of and limitations on all future owners of said lot, as fully as if set out herein.

If any person, firm, or corporation, or their heirs, successors, or assigns shall violate or attempt to violate any of these restrictions before their expiration, it shall be lawful for any person or persons owning any part or parcel of the above-described land, any property as described in the above-said Declarations, or any property described in any other Phase of the subdivision

The Homeowners Association of Woodland Waters, Inc. does hereby consent to this declaration and accept the property described herein to be part and parcel of the subdivision known as Woodland Waters, conferring unto the owner(s) thereof any and all rights inuring to the benefit of, and obligations extending to, including without limitation the rights of a voting member of the said Association and the obligations of annual assessments, in a manner equal to the owner(s) of any lot in said subdivision, as more fully set forth in the Declarations referred to hereinabove.

WITNESSES:

HOMEOWNERS ASSOCIATION OF  
WOODLAND WATERS, INC.

Alinda K. Lee  
[Signature]

[Signature]  
BY: E.F. SWARTSEL PRESIDENT

STATE OF FLORIDA  
COUNTY OF PASCO

I HEREBY CERTIFY that before me, an officer duly qualified to take acknowledgements, personally appeared E.F. SWARTSEL, as President of The Homeowners Association of Woodland Waters, Inc., to me known to be the individual who executed the foregoing instrument, or who produced \_\_\_\_\_ as identification, and he acknowledged before me that he executed same for the purposes expressed therein.

WITNESS my hand and official seal in the State and County aforesaid, this 21<sup>st</sup> day of December, 1998

[Signature]  
Notary Public

NOTARY PUBLIC  
STATE OF FLORIDA  
LIZABETH A. PROCIDA  
COMMISSION # CC628951  
EXPIRES MAR 19, 2001  
BONDED THROUGH  
ATLANTIC BONDING CO., INC.

known as Woodland Waters, to prosecute any proceeding at law or in equity against the person(s) violating or attempting to violate any such covenant or restriction, either to prevent him or them from so doing, or to recover damages or other dues for such violation, including, but not limited to, attorneys' fees and costs.

The owner of the lot shall, by virtue of his/her ownership of said lot, be automatically a member of the HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC., and shall be entitled to all of the rights and privileges of the ASSOCIATION and shall also be bound by all of the By-Laws, rules, regulations, and responsibilities of the ASSOCIATION as more fully set forth in the Declaration of Additional Covenants, Conditions, and Restrictions as stated above.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by the day and year first above written.

WITNESSES

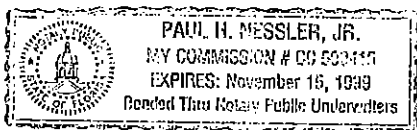
Alinda K. Lee  
ALINDA K. LEE  
Paul H. Messler, Jr.  
PAUL H. MESSLER, JR.

Gerald B. Jones  
Gerald Jones  
Tonya L. Jones  
Tonya Jones

STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that before me, an officer duly qualified to take acknowledgements, personally appeared Gerald Jones and Tonya Jones, His Wife, to me known to be the individuals who executed the foregoing instrument, or who produced DRIVER'S LICENSE as identification, and they acknowledged before me that they executed same for the purposes expressed therein.

WITNESS my hand and official seal in the State and County aforesaid, this 31<sup>st</sup> day of December, 1998.



Paul H. Messler, Jr.  
Notary Public

MINUTES OF THE ANNUAL MEETING  
OF THE MEMBERS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
October 8, 1998

The Ninth Annual Meeting of the Members of Homeowner Association of Woodland Waters, Inc. was held on October 8, 1998 at 6:30 p.m. at the Senior Citizens Club, 7925 Rhanbuoy Road, Spring Hill, Florida. The meeting was held pursuant to Notice of the Meeting having been mailed to each member of the Association at least two (2) weeks prior to the meeting.

The meeting was called to order by E.F. Swartsel, President of the Association, who welcomed the members and introduced the Board of Directors. The President recognized Mr. and Mrs. John Battistrada as having attended all nine of the annual meetings of the Members. He announced that, while a tabulation of the members present and represented by proxy is being completed, the order of business of the meeting would begin.

The first order of business was the reading of the minutes of the Eighth Annual Meeting of the Members which was held on October 9, 1997. Secretary Tom Peterson read the minutes and, upon motion made, seconded and carried, the minutes were approved as read.

Copies of the Annual Financial Statement for the year ended December 31, 1997 were distributed to the members and reviewed by the President with them. A number of questions and comments were made by members on items in the Financial Statement and the President responded to each. Upon completion of the review and discussion of the Financial Statement, on motion made, seconded and carried, the Statement was accepted as presented. A copy of the Financial Statement dated December 31, 1997 is attached to these minutes and labeled Exhibit "A".

Director's Helen Battistrada and Cindy Vraspir, who served as Registrars at the meeting, turned in the Attendance Report which reflected that thirty-eight (38) members were present in person, forty-four (44) were represented by proxy, and Tooke Lake Joint Venture was present with fifty-six (56) votes for a total of

one hundred thirty-eight (138) Class A votes present at the meeting out of two hundred fourteen (214) eligible Class A votes. There are no eligible Class B votes at this time. The President announced that a quorum was present and that the meeting was legally and lawfully convened. He announced that Bill Peterson, Jr. would vote the Tooke Lake Joint Venture fifty-six (56) votes at this meeting. The Attendance Report is attached to these minutes and labeled Exhibit "B". The President then announced that a two (2) minute time limit for discussion per member per subject would be imposed for the meeting.

The President reported to the Members that the Association total membership now stands at one hundred sixty-two (162), however four (4) members have not as yet paid homeowner dues for the current year, resulting in the one hundred fifty-eight (158) eligible votes reported in the Attendance Report. He reported that there are currently one hundred seventeen(117) homes in Woodland Waters, several of which are still under construction. He advised that three (3) lots in the subdivision have liens filed on them for non-construction assessments and one of these has foreclosure proceedings being filed on it as the Association paid three years of delinquent property taxes on the property and now must foreclose in order to recover the liens and paid taxes. The President also reported to the Members that foreclosure is being filed on Lot 5, Block 3, Phase Two for failure to pay homeowner dues, however inasmuch as the residence has lingered for a year without construction being completed, the underlying purpose of the action is to trigger the completion of the residence.

Copies of the Budget for 1999 were distributed to the Members and reviewed by the President. He stated that the Budget was approved by the Board of Directors in a meeting on September 22, 1998. He stated that the Directors also at that meeting fixed the Homeowner Dues for 1999 at \$146.00 per lot which is the current dues amount and the new Budget is projected using that amount. A copy of the Budget is attached to these minutes and labeled Exhibit "C".

Thereupon Director Cindy Vraspir gave the Report of the Nominating Committee. The Nominating Committee nominated as Director for a three (3) year term - Thomas A. Peterson and also as Director for a three (3) year term - Gary Myers. The President then called for nominations from the Members for Directors for a three (3) year term in opposition to Thomas A. Peterson. There were no nominations from the Members and the President declared Thomas A. Peterson elected as Director of the Association for a three (3) year term. The President then called for nominations from the Members for Director for a three (3) year term in opposition to Gary Myers. Thereupon, on motion made and carried, James Switala was nominated for Director for a three (3) year term. The President then had ballots distributed to the members to vote for Director and declared a recess for the voting and counting of ballots. He asked Mr. Clyde Minchey and Mr. Charles Spaide to serve as Election Inspectors. The voting was completed, the Inspectors collected and tabulated the ballots and presented an Election Tabulation Report to the President. The President announced that the Report reflected that Gary Myers received seventy-one (71) votes in person and James Switala received twenty-two (22) votes in person. In addition, Gary Myers received thirty-seven (37) votes by proxy. The President declared that Gary Myers was elected as Director of the Association for a three (3) year term. The Report of the Nominating Committee and the Election Tabulation Report are attached to these minutes and labeled Exhibit "D" and Exhibit "E" respectively.

The next order of business was to take up any business that had been properly pre-registered with the Secretary for attention at the Annual Meeting. The President first addressed a list of items presented by a group titled Committee for Woodland Waters Residents and represented by Mrs. Barbara Roche. Under the heading "Old Business", the matter of proper maintenance of the Common Areas was discussed and the President responded that under a new plan of contracted maintenance recently enacted, better scheduling and closer attention to neat appearance is expected and, hopefully, lower cost. He stated that more detailed information on costs

for 1997 are available for anyone who wishes to review them at the end of the meeting. Under the heading "New Business", the first item was the question of violations of the jurisdictional wetlands. The President pointed out that the wetlands are under the jurisdiction of SWFWMD and any questions or complaints should be addressed to them. On the matter of the construction of a residence on Lot 5, Block 3, Phase Two not being completed and with no progress towards completion in over six months, the President reported that correspondence with the owner had been ineffective and the matter has been referred to the Association's attorney for appropriate action. On the question of the application of non-construction assessment funds, the President advised that they become part of the general fund. He responded to the question of homeowner dues on unsold lots by stating that homeowner dues become assessable when the lots are purchased but the developer is responsible for any shortfall in the cost of upkeep of the common areas. The question was asked as to the makeup of the Architectural Review Committee and concern over out-buildings not being approved. The President responded that the Architectural Review Committee is presently made up of himself and his executive secretary and that, to his knowledge, approvals have been given for all utility buildings and other structures in Woodland Waters. Thereupon Mr. Cliff Young volunteered to serve on the Architectural Review Committee. The statement was made that, in several Members opinion, the cable at the entrance to the tennis court recreation area poses a safety hazard and the suggestion was made to add additional reflectors to prevent someone from running into the cable. The President agreed to see that this is done. The request was made to make some minor repairs to the playground equipment. The President also agreed to have this taken care of as soon as possible. The statement was made that there are obstructions, such as basketball backboards and parked vehicles, on the street right-of-ways and asked what could be done. The President stated that the roadways are under the jurisdiction of Hernando County Code Enforcement and, inasmuch as our restrictions do not address the issue,

any concerns in this area should be directed to them. A request was made for a detailed explanation of the plans for Phase III now being contemplated and the effect that it will have on future assessments to the Homeowners. The President gave a brief overview of the plans for the new phase and stated that the homeowner dues generated from the added lots would benefit the Association and, hopefully, lead to a reduction of dues in the future. He further stated that the owners of lots in the new phase would have an additional assessment for expenses directly related to the upkeep of the amenities in their gated section. On the request to hold meetings between the Board of Directors and the Residents Committee, the President stated that the Board of Directors meetings must be closed meetings to protect the confidentiality of matters discussed and to enable the Directors to freely discuss what sometimes may be delicate matters involving Members of this Association. He reminded the Members that any one may direct comments, suggestions or complaints to the Board and they will receive attention.

Thereupon a pre-registered letter received from Mr. and Mrs. John J. Walz relative to the maintenance of the lake front recreation area which is adjacent to their residence was reviewed. In regard to the completion of the replacement of the rail fence on the perimeter of the park, the President stated that it would be completed during the winter months. He promised that a more concentrated effort would be made to keep the park free of debris. As to the trimming and maintenance of the palmetto clusters adjacent to the Walz's property, the President stated that it was never the intent to maintain the palmettos in a trimmed condition but that he would discuss the matter with the Board of Directors.

The President then announced that the business of the Annual Meeting of the Members of the Association had been concluded and asked if there were any comments or announcements. Mrs. Mary Ann Paino asked for the floor and announced to the Members that the Annual Christmas Party for Woodland Waters residents would be held December 10 at Silverthorn and outlined the details for those who may wish



to attend.

There being no further matters to bring before this meeting, the same was adjourned, upon motion made and carried, at 8:10 p.m.

  
\_\_\_\_\_  
Thomas A. Peterson, Secretary

Approved:


  
\_\_\_\_\_  
E.F. Swartsel, President

EXHIBIT "A"

HOMEOWNERS ASSOCIATION OF WOODLAND  
WATERS, INC.  
FINANCIAL STATEMENTS  
DECEMBER 31, 1997

**J. S. BAILLIE, JR.**

CERTIFIED PUBLIC ACCOUNTANT  
2153 GRAND BLVD.  
HOLIDAY, FL 34690  
(813) 937-6650

January 16, 1998

Board of Directors  
Homeowners Association of Woodland  
Waters, Inc.  
Elfers, Florida

We have compiled the accompanying Balance Sheet of Homeowners Association of Woodland Waters, Inc. as of December 31, 1997, and the related Statement of Support and Revenue, Expenses, Capital Additions and Changes in Fund Balances, and Statement of Cash Flows for the year then ended, in accordance with standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of the management of the company. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Respectfully submitted,

A handwritten signature in black ink, consisting of a large, stylized loop on the left and a smaller loop on the right, connected by a horizontal line.

J. S. Baillie, Jr.  
Certified Public Accountant

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
BALANCE SHEET  
DECEMBER 31, 1997

UNRESTRICTED FUNDS

ASSETS:	
Cash	\$ 209
Savings	6,106
Dues	992
Nonconstruction Assessments	14,565
Prepaid Expenses	<u>865</u>
<b>TOTAL ASSETS:</b>	<b>\$22,737</b> =====
LIABILITIES AND FUND BALANCE:	
Fund Balance	<u>\$22,737</u>
<b>TOTAL LIABILITIES AND FUND BALANCE:</b>	<b>\$22,737</b> =====

SEE ACCOUNTANT'S COMPILATION REPORT

The accompanying notes are an integral part of this financial statement.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
STATEMENT OF SUPPORT AND REVENUE, EXPENSES, CAPITAL ADDITIONS  
AND CHANGES IN FUND BALANCES  
FOR THE YEAR ENDED DECEMBER 31, 1997

UNRESTRICTED FUNDS

SUPPORT AND REVENUE:			
Owners' Dues		\$19,019	
Owners' Nonconstruction Assessments		10,039	
Developer's Assessments		0	
Interest and Other Income		<u>380</u>	
TOTAL SUPPORT AND REVENUE:			\$ 29,438
EXPENSES:			
Insurance		1,456	
Legal		205	
Accounting		750	
Office and Postage		2,467	
Repairs and Maintenance			
Entrance			
Electricity	2,726		
Labor	5,540		
Machinery	4,406		
Materials	1,958		
Pumps	1,555		
Sprinkler Repair	461		
Tree Removal	346		
Waterfall	<u>2,208</u>		
Total Entrance			19,200
Common Areas & Parks			
Labor	2,730		
Machinery	2,228		
Materials	<u>625</u>		
Total Common Areas & Parks			5,583
Taxes			<u>1,923</u>
TOTAL EXPENSES:			<u>31,584</u>
EXCESS (DEFICIENCY) OF SUPPORT AND REVENUE OVER EXPENSES BEFORE CAPITAL ADDITIONS:			( 2,146)
CAPITAL ADDITIONS:			<u>-0-</u>
EXCESS (DEFICIENCY) OF SUPPORT AND REVENUE OVER EXPENSES AFTER CAPITAL ADDITIONS:			( 2,146)
FUND BALANCES, BEGINNING OF THE YEAR:			<u>24,883</u>
FUND BALANCES, END OF THE YEAR:			\$ 22,737 =====

SEE ACCOUNTANT'S COMPILATION REPORT

The accompanying notes are an integral part of this financial statement.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 1997

UNRESTRICTED FUNDS

Cash Flows Provided by Operating Activities:	
Cash Received from Homeowners	\$ 24,446
Cash Paid to Suppliers and Outside Services	(31,610)
Interest Received	<u>380</u>
Net Cash Provided (Used) by Operating Activities:	\$( 6,784)
Cash Flows from Investing Activities:	-0-
Cash Flows from Financing Activities:	<u>-0-</u>
Net Increase (Decrease) in Cash and Cash Equivalents:	( 6,784)
Cash and Cash Equivalents at Beginning of Year:	<u>13,099</u>
Cash and Cash Equivalents at End of Year:	\$ 6,315 =====
Reconciliation of Net Cash Provided by Operating Activities:	
Excess (Deficiency) of Support and Revenue over Expenses after Capital Additions	\$( 2,146)
Adjustments to Reconcile Excess of Support and Revenue over Expenses after Capital Additions to Net Cash Provided by Operating Activities	
Increase in Due from Owners	\$( 4,612)
Increase in Prepaid Insurance	<u>( 26)</u>
Total Adjustments	( 4,638)
Net Cash Provided (Used) by Operating Activities:	\$( 6,784) =====

SEE ACCOUNTANT'S COMPILATION REPORT

The accompanying notes are an integral part of this financial statement.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 1997

Note 1 - Summary of Significant Accounting Policies:

- A. The records of account are maintained and reported under the accrual basis.
- B. All revenues and expenses have been allocated common elements; the association maintains no limited common elements.
- C. The various unrestricted and restricted funds have been established according to the organizational documents of the Association.

Note 2 - Reserves:

Estimates to determine any reserves have not been made and reserves have not been established. No additions or withdrawals were made to any reserves for the current period.

Note 3 - Restricted Funds:

In as much as no restrictions have been placed on funds generated by the Association so far, all funds have been accounted for as unrestricted funds.

Note 4 - Income Taxes:

While exempt under state law, the Association has not yet been determined by the Internal Revenue Service to be a qualifying tax-exempt organization. However, under special federal taxing elections, Revenue Ruling 70-604 allows the Association to carry forward any excess of operating revenues over operating expenses to offset the next year's expenses; an income tax provision has been made on that basis.

Note 5 - Other Information:

- A. Legal expenses for the year are shown net of reimbursements by homeowners of \$164.
- B. Entrance repairs and maintenance for the year are limited by agreement with the developer to \$19,200 for the year 1997. Costs among the various components such as electricity, labor, machinery, etc. are allocated based upon information provided by the developer regarding the actual cost of repairs and maintenance of the entrance to the project.

SEE ACCOUNTANT'S COMPILATION REPORT

## ATTENDANCE REPORT

10/08/98

<u>Class</u>	<u>Eligible</u>	<u>Present</u>	<u>Proxy</u>	<u>Total</u>
A:				
Members	158 **	<del>38</del>	<del>47</del> 44	<del>85</del>
TLJV	<u>56</u>	<u>56</u>	<u>      </u>	<u>56</u>
Total	214	<del>94</del>	<del>47</del> 44	<del>130</del>

\*\* 4 members unpaid dues

(Total Votes by TLJV at meeting - 56)

## Members:

R/H	34
#1	53
#2	<u>75</u>
	162

## TLJV

R/H	4
#1	20
#2	<u>32</u>
	56

4 members unpaid dues

Proxies Received To Date: 10/08/98

Election of Director  
Thomas A. Peterson  
3 year term

For: 41 38

Against: 1

Withheld: 8 7

Election of Director  
Gary Myers  
3 year term

For: 41 38

Against: 3

Withheld: 8 2



## EXHIBIT "C"

## 1999 BUDGET

## HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

REVENUES:

Member Assessments - 175 @ \$146.	\$25,550.00
Special Assessments - Non-Construction	4,000.00
Earned Interest	300.00
Carryover from 12/31/98 (estimated)	<u>8,890.00</u>
	<u>\$38,740.00</u>

EXPENSES:

Maintenance of Common Areas	\$25,500.00
Property Taxes - Common Areas	1,700.00
Liability Insurance	1,500.00
Accounting Fees	750.00
Attorney Fees	500.00
Office Services	2,400.00
Postage, Printing, Telephone, etc.	500.00
Corporate Filing Fees	100.00
Miscellaneous	<u>100.00</u>
	\$33,050.00

CASH CARRY FORWARD:

Extraordinary Item (50%) Aerator Fountain/Lighted	2,500.00
Cash - Carry Forward	<u>3,190.00</u>
	<u>\$38,740.00</u>

EXHIBIT "D"


REPORT OF THE NOMINATING COMMITTEE  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

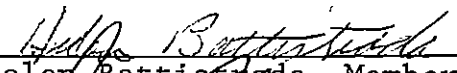
September 22, 1998

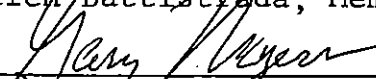
In a meeting on September 22, 1998, the Board of Directors of Homeowners Association of Woodland Waters, Inc., acting as the Nominating Committee, and upon motion made and carried, nominated the following:

For a Three (3) Year Term - Thomas A. Peterson

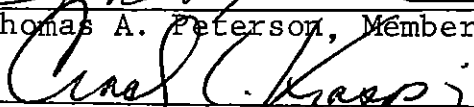
For a Three (3) Year Term - Gary Myers

  
\_\_\_\_\_  
E.F. Swartsel, Member

  
\_\_\_\_\_  
Helen Battistada, Member

  
\_\_\_\_\_  
Gary Myers, Member

  
\_\_\_\_\_  
Thomas A. Peterson, Member

  
\_\_\_\_\_  
Cindy L. Vraspir, Member

Election Tabulation Report

10/08/98

Director for a Three (3) Year Term:

Gary Myers

~~71~~ votes

votes

JAMES SWITALA

22 votes

Director for a Three (3) Year Term:

Thomas A. Peterson

votes

votes

votes

Certified to by:

Charles Spande

Election Inspector

Wade Minchey

Election Inspector

MINUTES OF A MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

September 22, 1998

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held in the Sales Office of Woodland Waters at 10050 Woodland Waters Blvd., Spring Hill on September 22, 1998 at 10:30 a.m.

All of the members of the Board of Directors were present at the meeting.

The President called the meeting to order and requested the Secretary to read the minutes of the previous Board Meeting held on August 11, 1998. The minutes were read and, there being no additions or corrections, were approved as read by motion made and carried.

The President advised the Board Members on matters of the previous meeting of the Board announcing that the Daystar Center issue was successfully concluded by Daystar withdrawing its application for a homeless shelter across U.S. 19 from Woodland Waters, the Lipischak problem of an unfinished residence is in the hands of the Association attorney with foreclosure proceedings being initiated under unpaid Association liens on the property (completion of construction of the residence is rumored to be underway), back taxes and interest thereon on the Evans lot were paid by the Association and foreclosure on the lot has begun, and back taxes on the Wilson lot were paid by the owner on the deadline date.

The President advised the Board that an offer has been received from Howard and Marlene Richmond to purchase a small parcel of upland

from the Association which adjoins their residence. The matter had been referred to the Association attorney and it is his opinion that all Association property is held in trust for all of the Members and cannot be sold or otherwise disposed of without the written consent of 2/3 of the members of the Association. Upon motion made and carried the Board rejected the Richmond's offer on the basis that the Board of Directors does not have authority to sell the parcel. The President volunteered to notify the Richmonds personally and explain the circumstances to them.

A suggestion by Homeowner William R. Duncan to put signs on Palmwood Avenue and Nightingale Road advising motorists that they are entering Woodland Waters was well received by the Directors and, on motion made and carried, the President was ordered to have signs made and installed.

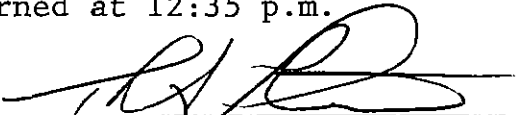
The Board of Directors discussed several recent violations of the County Right-of-Way ordinances which apparently have been addressed by the Code Enforcement office of Hernando County. Inasmuch as the Restrictions for Woodland Waters do not govern the public right-of-way along our streets except as to the mowing of lawns within the right-of-way, it was agreed by the Board Members the Association will not attempt to enforce violations of the County right-of-way ordinances but, rather, refer such to Hernando County Code Enforcement.

A proposed Budget for the Association for 1999 was presented to the Board by the President and reviewed in detail by the Board. After discussion, it was resolved, on motion made and carried, to adopt the Budget as proposed for 1999.


Inasmuch of the adopted Budget for 1999 was based on Homeowner dues remaining the same as 1998, it was therefore resolved, upon motion made and carried, that Homeowner dues for 1999 remain at \$146.00 per lot.

The President advised the Board that the terms of office of Directors Gary Myers and Thomas A. Peterson will be expiring with the Annual Meeting of the Members to be held on October 8. Thereupon, the Board of Directors, acting as the Nominating Committee, upon motion made and unanimously carried, nominated Gary Myers and Thomas A. Peterson each for a three year term as Directors; for the election to be held at the Annual Meeting of the Members of the Association to be held October 8, 1998.

After discussion of several matters without formal action, upon motion made and carried, the meeting adjourned at 12:35 p.m.

  
\_\_\_\_\_  
Thomas A. Peterson, Secretary

Approved:

  
\_\_\_\_\_  
E.F. Swartzel, President

1999 BUDGET

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

REVENUES:

Member Assessments - 175 @ \$146.	\$25,550.00
Special Assessments - Non-Construction	4,000.00
Earned Interest	300.00
Carryover from 12/31/98 (estimated)	<u>8,890.00</u>
	<u>\$38,740.00</u>

EXPENSES:

Maintenance of Common Areas	\$25,500.00
Property Taxes - Common Areas	1,700.00
Liability Insurance	1,500.00
Accounting Fees	750.00
Attorney Fees	500.00
Office Services	2,400.00
Postage, Printing, Telephone, etc.	500.00
Corporate Filing Fees	100.00
Miscellaneous	<u>100.00</u>
	\$33,050.00

CASH CARRY FORWARD:

Extraordinary Item (50%) Aerator Fountain/Lighted	2,500.00
Cash - Carry Forward	<u>3,190.00</u>
	<u>\$38,740.00</u>

MINUTES OF A MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

August 11, 1998

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held in the Sales Office of Woodland Waters at 10050 Woodland Waters Blvd., Spring Hill on August 11, 1998 at 1:30 p.m.

Attending the meeting were E.F. Swartzel, Thomas A. Peterson and Gary Myers. Absent were Helen Battistrada and Cindy Vraspir.

President Swartzel called the meeting to order and requested the reading of the minutes of the Directors meeting held on December 11, 1997. Secretary Tom Peterson read the minutes and, upon motion made and carried, the minutes were approved as read.

The President advised the Board that a letter went out to the Members on July 21, 1998 announcing that the Parks would be locked on July 24, 1998 and inadvertently stating that it was upon authorization of the Board, mistakenly believing that action to that effect was taken at the December 11, 1997 meeting. Action was taken by the Members at the Annual Meeting on October 14, 1993 to lock the Parks but was never implemented. Thereupon a motion was made, seconded and passed to ratify the locking of the Parks on July 24, 1998.

Gary Myers reported to the Board on the Hearing held the previous day (August 10) by the Hernando County Planning and Zoning Commission on an application by the Village of Hope to locate a shelter for homeless people near U.S. 19 (Commercial Way)



and near the entrance to Woodland Waters. Though discussion on the application was tabled to a later meeting due to the application not being complete, nevertheless a large contingent of homeowners from Woodland Waters and Glen Lakes expressed strong sentiment against the application. Gary stated that he has had numerous calls or visits to the office by homeowners unanimously opposed to the homeless shelter in our vicinity. Thereupon, by Resolution made and adopted, the Board of Directors voted to vigorously oppose the approval of any application for permission to establish a shelter for the homeless in the vicinity of Woodland Waters and to authorize to Association's attorney to represent us at any future hearings on the matter. The President stated that he will contact Mr. Frank Bierwiler, who represents the Village of Hope, to advise him of our position in the matter.

The President reported to the Board on the matter of Mrs. Nancy Lipischak (Lot 5, Block 3, Phase Two) who has had a home under construction at 9343 Tooke Shore Drive for over a year and no evidence of work now in over six months. Efforts to communicate with Mrs. Lipischak recently have been futile and it is rumored that the property may be in foreclosure. The President met with the Association's attorney, Paul Nessler, prior to the meeting and he advised to have a title search made on the property to determine the status of any legal action. If foreclosure action has been filed, he advised that we do nothing, awaiting bank foreclosure which would probably follow with the Bank's completion of improvements to the dwelling. If this should not occur, then the attorney recommended

that the Association file a civil suit under the Restrictions.

The President then reported on two homeowners on whom Hernando County has noticed the Association that applications for Tax Deed have been made due to failure to pay the real estate taxes for the past three years. In both cases the Association has filed liens for failure to pay homeowner dues and assessments for failure-to-construct. Since the taxes were paid by a Party other than the owner or the Association, the property will be sold at public auction to the holder of the Tax Certificates or highest bidder and the owner loses the property and the Associations claims under its liens are wiped out. The Owner(s), lot description, total of Association liens and costs, and total of delinquent taxes and interest are as follows:

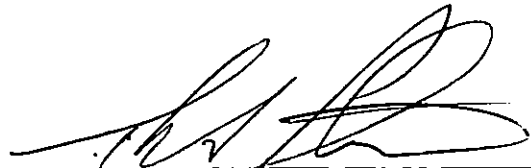
Evans, Charles G. & Mary	Lot 5, Block 12, Phase One	\$3657.	\$1971.89
Wilson, Kathleen	Lot 8, Block 8, Phase One	\$4566.	\$1609.19

Thereupon, on motion made and passed, it was resolved that, for both the Evans and Wilson properties, the Association issue payment to Hernando County for the delinquent taxes plus interest interest in the amounts listed and have the Association attorney immediately commence foreclosure action on the liens. It was noted that similiar action was taken on the Evans property in 1995 and the property was redeemed by Mr. and Mrs. Evans and all outstanding debt plus interest and costs were paid in full before foreclosure was completed. Copies of all related information on each property is attached to these minutes.


The President stated that a Board of Directors meeting would

need to be held in September in preparation for the Annual Meeting of the Members on October 8, 1998. The Directors will have to consider and approve the Budget for 1999, the Homeowner Assessment for 1999, and act as the Nominating Committee for the Annual Meeting. On motion made and carried, it was resolved to have a Directors Meeting at the Sales Office in Woodland Waters on September 22, 1998 at 1:30 p.m.

There being no other business to come before this meeting of the Board of Directors, on motion made and carried, it adjourned at 2:30 p.m.

  
\_\_\_\_\_  
Thomas A. Peterson, Secretary

Approved:

  
\_\_\_\_\_  
E.F. Swartzel, President

# HERNANDO COUNTY TAX COLLECTOR

LEONA B. BECHTELHEIMER, C.F.C.

20 NORTH MAIN ST., ROOM 112 \* BROOKSVILLE, FLORIDA 34601-2892  
TELEPHONE (352) 754-4180 \* FAX (352) 754-4189



JULY 22, 1998.

## URGENT - REPLY NEEDED AT ONCE!

EVANS, CHARLES G. & MARY A.  
54 FLORENCE AVE.  
BROOKLYN, NY 11229-5913

RE: WOODLAND WATERS PHASE ONE  
BLK 12 LOT 5

Key # 1187637  
Certificate # 96-02563-00  
File # 98-0062

Application for TAX DEED has been made on your property shown above. As authorized by Florida Statutes, continued non-payment of delinquent taxes will result in added costs and the loss of your property at public auction.

To stop this action, the amount of \$ 1,971.89 must be paid on or before AUGUST 12, 1998. Payment will be accepted only by cash, money order or certified check.

We urge payment before the above date to avoid additional costs and possible loss of property.

Sincerely,

*Leona B. Bechtelheimer*  
Leona B. Bechtelheimer, CFC  
Hernando County Tax Collector

LBB/sd

PC: HOMEOWNERS ASSOCIATION OF  
WOODLAND WATERS, INC.  
C/O PAUL H. NESSLER, JR.  
5456 SPRING HILL DR., SUITE F  
SPRING HILL, FL 34606

HOMEOWNERS ASSOCIATION OF  
WOODLAND WATERS, INC.  
C/O PAUL H. NESSLER, JR. ESQ.  
4040 COMMERCIAL WAY, SUITE 4  
SPRING HILL, FL 34606

HOMEOWNERS ASSOCIATION OF  
WOODLAND WATERS, INC.  
P.O. BOX 67  
ELFERS, FL 34680

U.S. TREASURY DEPT.  
I.R.S.  
400 WEST BAY ST., SUITE 35045  
STOP 5750  
JACKSONVILLE, FL 32202

CHARLES G. & MARY A. EVANS

AS OF 08/04/98

Lot 5, Block 12, Woodland Waters, Phase One

Non-Construction:

May 21, 1996, O.R.B. 1068 pg 1694 \$1,000.00  
Filing costs 41.00

Dues:

July 26, 1996, O.R.B. 1078 pg 1910 132.00  
Filing costs 41.00

Non-Construction:

May 23, 1997, O.R.B. 1126 pg 1475 1,000.00  
Filing costs 41.00

Dues:

August 7, 1997, O.R.B. 1140 pg 536 133.00  
Filing costs 41.00

Non-Construction:

May 12, 1998, O.R.B. 1192 pg 995 1,000.00  
Filing costs 41.00

Dues:

July 17, 1998, O.R.B. 1206 pg 949 146.00  
Filing costs 41.00

Totals:

Non-Construction 3,000.00  
Dues 411.00  
Filing costs 246.00  
\$3,657.00

HOMEOWNERS ASSOCIATION OF  
WOODLAND WATERS, INC., a  
Florida Not for Profit  
Corporation,

(Our File No. 94LI166)

Plaintiff,

vs.

CASE NO.: 94-498-CC11-PH

CHARLES G. EVANS and  
MARY A. EVANS, his wife,

Defendants.

1993 Assessment (Claim of Lien)		\$1,000.00 ←
Preparation of Claim of Lien		35.00
Recording Fee		6.00 ←
1994 Assessment (Claim of Lien)		1,000.00 ←
Preparation of Claim of Lien		35.00
Recording Fee		6.00 ←
1995 Assessment (Claim of Lien)		1,000.00 ←
Preparation of Claim of Lien		35.00
Recording Fee		6.00 ←
Attorney's Fee for Suit		1,000.00
Costs of Suit:		
Title Search		50.00 ←
Clerk Filing Fee		63.50 ←
Record Lis Pendens		6.00 ←
Sheriff's Service of Process		54.00 ←
Tax Certificate #92-02576-00		2,201.48 ←
1995 Dues		121.00 ←
Release of Lien (Attorney)		35.00
Record Release of Lien		6.00 ←
Interest on Assessment from 4/25/93 at the rate of 18% per annum		420.92 ←
Check Amount	✓ #389.10 over ✓	7080.90
Amount remaining in trust account		170.25
Total In Trust Account		\$7,640.25
Less:		
Paul's remaining fee		- 78.75
Woodland Waters	Rec. 8/18/95 ✓ #1614	-7,555.50
Record Release of Lien		- 6.00 ←
		-0-

Assessments = 3,000 ✓  
Attorneys fee = 1231.50 10612-5  
Recording = 30 ✓

Interest 420.92  
Dues 121.00 -

Taxes = 2,201.48

Cts of Suit = 173.50

**HERNANDO COUNTY TAX COLLECTOR**  
**LEONA B. BECHTELHEIMER, C.F.C.**

20 NORTH MAIN ST., ROOM 112 \* BROOKSVILLE, FLORIDA 34601-2892  
TELEPHONE (352) 754-4180 \* FAX (352) 754-4189



JULY 31, 1998

**URGENT - REPLY NEEDED AT ONCE!**

WILSON, KATHLEEN  
31 MULBERRY ST.  
GLOUCESTER TWP, NJ 08081

RE: WOODLAND WATERS PHASE ONE  
BLK 8 LOT 8

Key # 1187343

Certificate # 96-02562-00

File # 98-0142

Application for TAX DEED has been made on your property shown above. As authorized by Florida Statutes, continued non-payment of delinquent taxes will result in added costs and the loss of your property at public auction.

To stop this action, the amount of \$ 1,609.19 must be paid on or before AUGUST 19, 1998. **Payment will be accepted only by cash, money order or certified check.**

We urge payment before the above date to avoid additional costs and possible loss of property.

Sincerely,

*Leona B. Bechtelheimer*  
Leona B. Bechtelheimer, CFC  
Hernando County Tax Collector

LBB/sd

PC: KATHLEEN WILSON  
18 ASHFORD TERRACE  
ATCO, NJ 08004

HOMEOWNERS ASSOCIATION OF  
WOODLAND WATERS, INC.  
E.F. SWARTSEL, PRES.  
P.O. BOX 67  
ELFERS, FL 34680

PAUL H. NESSLER, JR.  
4040 COMMERCIAL WAY, SUITE 4  
SPRING HILL, FL 34606

KATHLEEN WILSON

AS OF 08/04/98

Lot 8 Block 8, Woodland Waters, Phase One

Non-Construction:

January 20, 1995, O.R.B. 1000 pg 1943 \$1,000.00  
Filing costs 41.00

Dues:

Filing costs for after lien filed  
Sept. 7, 1995, Dues paid 10/14/95 41.00

Non-Construction:

December 29, 1995, O.R.B. 1046 pg 1320 1,000.00  
Filing costs 41.00

Non-Construction:

December 31, 1996, O.R.B. 1102 pg 1232 1,000.00  
Filing costs 41.00

Dues:

August 7, 1997, O.R.B. 1140 pg 538 133.00  
Filing costs 41.00

Non-Construction:

December 23, 1997, O.R.B. 1165 pg 1585 1,000.00  
Filing costs 41.00

Dues:

July 17, 1998, O.R.B. 1206 pg 951 146.00  
Filing costs 41.00

Totals:

Non-Construction 4,000.00  
Dues 279.00  
Filing costs 287.00

\$4,566.00



MINUTES OF A MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

December 11, 1997

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held in the Sales Office of Woodland Waters at 10050 Woodland Waters Blvd., Spring Hill on December 11, 1997 at 10:00 a.m.

All of the members of the Board of Directors were present.

The meeting began with an informal discussion by the Board Members on the Annual Meeting of the Members held on October 11, 1997. All members agreed that it was a good meeting and for the format of requiring pre-registering of business to be discussed was very helpful.

Thereupon the reading of the minutes of the previous Board of Directors meeting held on September 10, 1997 were read and, upon motion made and carried, approved as read.

Election of Officers was held with the following nominated and elected to serve until after the next Annual Meeting of members:

President - E.F. Swartzel

Vice President - Helen Battistrada

Secretary/Treasurer - Tom Peterson

The Board then held an open discussion on the following topics:

Crime Watch Program - Cindy Vraspir reported that a general meeting of the residents with representatives of the Hernando County Sheriff's Dept. has been delayed until early in 1998 but expects the reorganization of the program to get started then.

Semi-Annual Meeting of Members - The Board agreed that a semi-annual meeting of the members is advisable and the suggestion of a Saturday afternoon meeting/picnic in late April-May was unanimously accepted. A pre-registered agenda will be required but the focus will be on a social gathering.

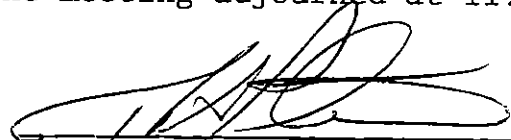
Enforcement of By-Laws, Restrictions and Guidelines - The Board of Directors agreed to accept the responsibility suggested by the Members at the Annual Meeting to act as a committee for the enforcement of the Covenants of the Association. The procedure to continue to inform the President of infractions or complaints of possible infractions for appropriate action was agreed to but the President will report any actions or lack of actions back to the Board and copy each Board Member with any correspondence. Notices to Members will have a standard note asking if they want copies of Covenants mailed to them.

The Board discussed at length a situation at 9343 Tooke Shore Blvd. (Lot 5, Block 3, Phase Two) where the residence construction has been halted and the property placed on the market for sale. The President pointed out that nothing in the Restrictions covers this particular situation and although it is totally unacceptable, there is nothing that the Association can do legally at this time. The Architectural Review Committee Guidelines sets a six-month limitation on construction and we may have to consider attempting legal action under that, if necessary. The six months period dating from the Architectural Review Committee approval would end January 11, 1998.

Other items that the Directors discussed briefly were:

- (1) lighting in the Parks- the President will investigate;
- (2) more lighting at the entrance to the subdivision - again, the President will investigate; and (3) Notices at Parks about Owner responsibility for clean-up when dogs are brought into the Rec. Area - the President will have signs made and posted.

There being no further business to be brought before the Board, on motion made and carried, the meeting adjourned at 11:00 a.m.



Thomas A. Peterson, Secretary

Approved:



E.F. Swartsel, President

MINUTES OF THE ANNUAL MEETING  
OF THE MEMBERS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

October 9, 1997

The Eighth Annual Meeting of the members of Homeowners Association of Woodland Waters, Inc. was held on October 9, 1997 at 5:30 p.m. at the Senior Citizens Club, 7925 Rhanbuoy Road, Spring Hill, Florida. The meeting was held pursuant to Notice of the Meeting having been mailed to each member of the Association at least three weeks prior to the date of the meeting.

The meeting was called to order by E.F. Swartzel, President of the Association, who welcomed the members and introduced the Board of Directors and guests at the meeting. He announced that, while a tabulation is being completed of the number of members present in person and represented by proxy, the order of business of the meeting would begin.

The first order of business was the reading of the minutes of the seventh annual meeting of the Members which took place on October 10, 1996. Secretary Tom Peterson read the minutes of the meeting and, upon motion made and carried, the minutes were approved as read.

Copies of the Annual Financial Statement for the year ended December 31, 1996 were distributed to the members and then reviewed by the President with them. The President explained various items in the report in more detail and answered numerous questions posed by the Members on items in the Operating Expenses portion of the Statement. After the review of the Annual Financial Statement was complete, the motion was made and carried that the Statement be accepted as presented. A copy of the Annual Financial Statement dated December 31, 1996 is

attached to these minutes and labeled Exhibit "A".

Roger Garvin, who along with Helen Battistrada served as Registrars, turned in the Attendance Report for the Meeting which reported that for Class A Voting Memberships, there were thirty (30) members present in person and forty (40) members represented by proxy, while Tooke Lake Joint Venture was present with twenty-eight (28) Class A votes for a total of ninety-eight (98) eligible Class A votes out of a total of one hundred seventy (170) eligible Class A votes, therefor a quorum of Class A votes was represented at the Meeting. Tooke Lake Joint Venture with one hundred thirty-two (132) eligible Class B votes, constituting all of the Class B votes, was present at the meeting. The President announced that a majority of both Class A and Class B eligible votes were present at the meeting and therefor the meeting was legally and lawfully convened. He stated that Mark Swartzel, a member of Tooke Lake Joint Venture, would vote the one hundred sixty (160) Class A and Class B eligible votes of the group at this meeting. The Attendance Report is attached to these minutes and labeled Exhibit "B".

Copies of the Budget for 1998 were distributed to the Members and reviewed by the President. He stated that the Budget was approved by the Board of Directors in a meeting on September 10, 1997 who also set the homeowner dues for 1998 at \$146.00 per member in order to meet the estimated operating expenses for the year. A copy of the Budget for 1998 is attached to these minutes and labeled Exhibit "C".

The President also announced that the Board of Directors voted at their meeting of September 10, 1997 to increase the members of the Board of Directors to five (5). He stated that, acting as the Nominating Committee, the Board nominated three (3) candidates for Directors. He requested Tom Peterson to give the Report of the

Nominating Committee. The Report reflected that the Nominating Committee nominated Helen Battistrada, whose three (3) year term was expiring, to be re-elected for a three (3) year term, Cindy L. Vraspir for a two (2) year term and Gary Myers for a one (1) year term.

The President asked if there were any nominations from the floor for the three (3) year term. There were none and then, on motion made and carried, Helen Battistrada was elected to serve on the Board of Directors for a three (3) year term. The President then asked if there were any nominations from the floor for a two (2) year term. There were none and then, on motion made and carried, Cindy L. Vraspir was elected to serve on the Board of Directors for a two (2) year term. The President then asked if there were any nominations from the floor for a one (1) year term. On motion made and carried, Roger Garvin was nominated for a one (1) year term. The President stated that elections required a secret written ballot and therefor distributed ballots and called for a recess to vote on the candidates, Gary Myers and Roger Garvin, for a one (1) year term. He asked Bob LaRose and Lambert Janssen to act as pollsters for the counting of the ballots. Upon the completion of the voting and counting of the ballots, the meeting was called to order and the President announced that the tabulation of ballots indicated that Gary Myers received two hundred five (205) votes, including proxies and Tooke Lake Joint Venture, and Roger Garvin received eighteen (18) votes. The President announced that Gary Myers was elected to serve on the Board of Directors for a one (1) year term. The Report of the Nominating Committee and the Report of the Tabulation of Votes for a Director for a one (1) year term are attached to these minutes and

collectively labeled Exhibit "D".

The President then stated that the Meeting was now ready to take up any matters that had been properly registered with the Secretary to be included in the agenda of the meeting. He announced that a schedule of old and new business had been properly received in an unsigned notification from "Homeowners of Woodland Waters". He stated that a two (2) minute time limit would be set for any one speaker to speak on a subject. He asked if anyone would serve as spokesperson for the group and Roger Garvin stated that he would do so. The first item under old business was locks and security for Recreation Areas. No one addressed this subject. The second item was Crime Watch and Tony Paino approached the podium and reported that he was seeking more information from the Hernando County Sheriffs Dept. and would be communicating with homeowners in Woodland Waters at a later time. The President stated that the Crime Watch Program is a very worthwhile and successful deterrent to vandalism and crime if properly used and urged the members to support it. The final item under old business was list of disbursements from Membership Dues which Mr. Garvin stated was satisfactorily covered in the Financial Report.

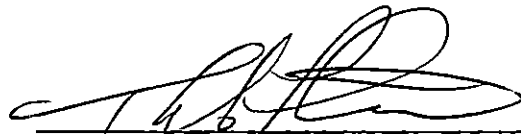
Under new business the first item scheduled was "proposal for Special Meeting in four months and then Semi-Annual meetings of the Homeowners Association". Mr. Garvin asked that this item be held until last on the Agenda of new business. The second item was "request list of voters of Woodland Waters" - Mr. Garvin stated that this matter was satisfied with the availability of the list of members from the office for the Association. The President reminded the Members that any information regarding the Association is available upon request by the

Members. Mr. Fred Cole then requested that he be supplied with a copy of the minutes of this meeting. The next item was "Form a committee for enforcement of By-Laws". Mr. Garvin stated that the intent was a committee to enforce By-Laws and all other covenants of the Association and felt that a committee of members within the subdivision might better address infractions by other members. The President pointed out that the handling of violations of the Covenants or questionable activities by neighbors could lead to personal disputes that can be prevented by continuing the practice of reporting matters to the Board of Directors or the President and allowing them to make the final determination. He noted that the expanded Board, with more frequent meetings should provide a better means of communication. Mr. Garvin stated that he felt this would be satisfactory. The next item was "accomodate working voters by rescheduling meetings to begin at 6:30 p.m. or later". A motion was made and seconded that the By-Laws be amended to fix the Annual Meeting of the Homeowners Assocation of Woodland Waters, Inc. to meet at 6:30 p.m. on the second Thursday of October each year. After a brief discussion the motion was unanimously approved. The next item on the agenda was "Open Maintenance Contracts for Bids". After a brief discussion and with no action being suggested, Mr. Garvin stated the matter could be re-addressed at another time if warranted. The final item of "Request to set time limit for speakers from the floor". This had been satisfied with the President's announcement of a two (2) minute time-limit at the beginning of the Homeowners agenda and was therefor not discussed further. The President then stated that the matter of a special meeting and a semi-annual meeting of the members could be brought back up for further discussion. No members spoke on the subject and Mr. Garvin stated that if the Board



of Directors would consider calling a meeting of the Members should ample reason be shown to do so, he felt that this would be satisfactory to the Members. The agenda of Additional Business to be presented by Members at the Annual Meeting is attached to these minutes and labeled Exhibit "E".


The President then asked if there were any further comments from the Members. There were none and the meeting was declared adjourned at 7:10 p.m.



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Thomas A. Peterson, Secretary

Approved:



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E.F. Swartzel, President

EXHIBIT "A"

HOMEOWNERS ASSOCIATION OF WOODLAND  
WATERS, INC.  
FINANCIAL STATEMENTS  
DECEMBER 31, 1996